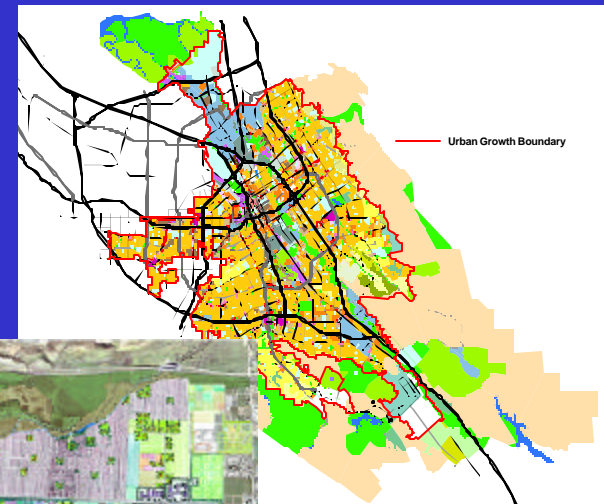
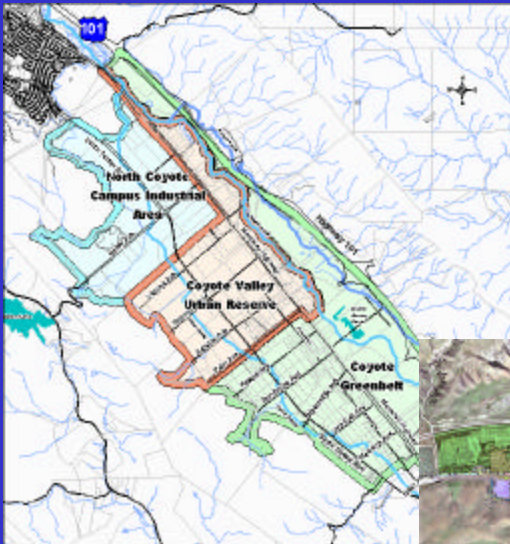


COYOTE VALLEY SPECIFIC PLAN *ENVIRONMENTAL IMPACT REPORT*



Coyote Valley Specific Plan



What is Environmental Review?

- California Environmental Quality Act (CEQA) enacted in 1970.
- Modeled after the National Environmental Policy Act (NEPA).

CEQA encourages the protection of all aspects of the **physical** environment by requiring local agencies to prepare multidisciplinary environmental impact analyses and to use those studies' findings to make decisions on a proposed project.

Coyote Valley Specific Plan



COYOTE VALLEY SPECIFIC PLAN TEAM

CVSP PROJECT TEAM

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Lowney Associates
Apex Strategies
Hortscience

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Purpose of an EIR

An EIR is an **informational** document that:

- provides public agencies and the general public with detailed information about the effects a proposed project is likely to have on the **physical** environment;
- lists ways in which the **significant** effects of a project might be minimized through **feasible** mitigation; and
- proposes and analyzes reasonable **alternatives** to a project.

Required EIR Contents

- Project Description
- Existing Physical Environmental Setting
- Significant Environmental Impacts
 - Direct and Indirect/Secondary
 - Short Term and Long Term
 - Cumulative
 - Unavoidable
- Mitigation Measures
- Project Alternatives
- Growth Inducing Impacts
- Significant Unavoidable Impacts

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Potential Environmental Impacts

- Land Use
- Transportation
- Air Quality
- Noise
- Hydrology
- Geology & Soils
- Biology
- Cultural Resources
- Hazardous Materials & Hazards
- Visual and Aesthetic Resources
- Utilities/ Energy
- Public Facilities and Services

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EIR Alternative Requirements

- EIR's should describe and evaluate a range of reasonable project alternatives that:
 - are potentially feasible,
 - accomplish most of the basic project objectives, and
 - avoid or substantially lessen the significant effects of the proposed project
- “Rule of reason” applies

Intent is to foster informed decision making

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EIR Project Alternatives

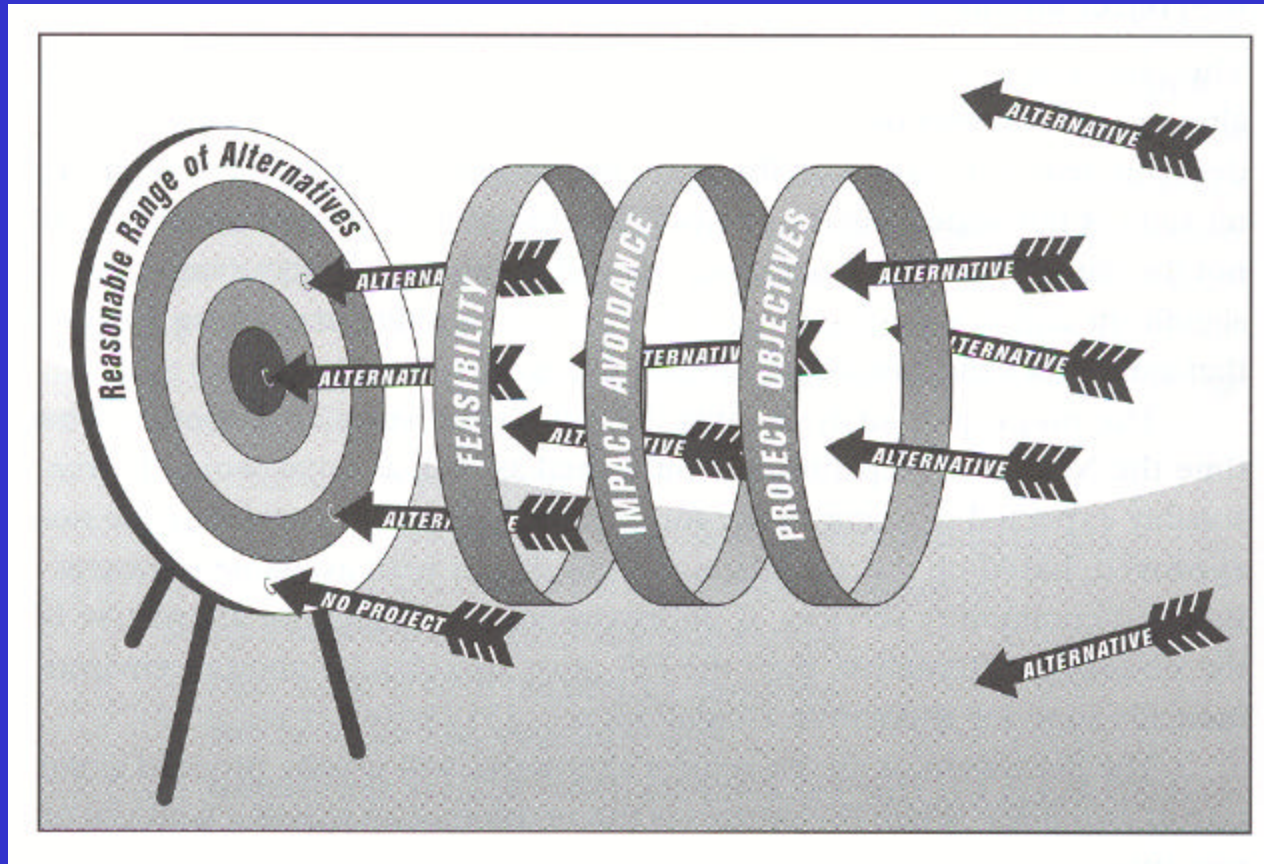
VS.

Land Use Plan Options

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Alternatives Studied in EIRs



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Anticipated Alternatives

- “No project” alternative is required
- Alternative location(s)
- Reduced Project Scale
- Other Project Alternatives which would otherwise avoid or reduce significant impacts

These alternatives will be developed in response to potential significant environmental impacts

EIR Public Review Process

(Tentative)

Early consultation meetings	March 05
Notice of Preparation released	Spring 05
Public Scoping meeting(s)	Spring 05
Draft EIR available for public comment	September 05
First EIR Amendment released	January 06
Planning Commission Hearing on EIR	February 06
City Council Hearing on FEIR Appeal (if needed)	March 06
City Council Hearing on the project	March 06

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Tell us your concerns related to the following topics:

- Land Use
- Transportation
- Air Quality
- Noise
- Hydrology
- Geology & Soils
- Biology
- Cultural Resources
- Hazardous Materials & Hazards
- Visual and Aesthetic Resources
- Utilities/ Energy
- Public Facilities and Services

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